



Order Filed on March 12, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Law Offices
HONIG & GREENBERG, L.L.C.
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Attorneys for Creditor Christiana T C/F CEI/FirstTrust

In Re:
MOHAMMAD ALTAFUD IIUQ

Address 1039 Harmony Station Rd, Phillipsburg, NJ 08865

Last four digits of Social Security or Individual Tax-Payer
Identification Nos. (if any)

Case No. 17-27607-KCF

Adv. No.

Hearing Date: 3/9/21

Judge: Hon. Kathryn C. Ferguson,
Chief Judge

**CONSENT ORDER RESOLVING CREDITOR'S MOTION TO SET ASIDE TAX SALE
AND COMPEL REFUND**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: March 12, 2021


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

(Page 2)

Debtor: MOHAMMAD ALTAFUD HUQ

Case No: 17-27607-KCF

Caption: Consent Order Resolving Creditor's Motion to Set Aside Tax Sale and Compel Refund

Upon consideration of the consent of the parties for an Order resolving Creditor's motion to set aside tax sale and compel refund, and good cause appearing therefore, it is hereby **ORDERED** that:

1. The automatic stay is annulled retroactively to October 10, 2017, such that the tax held on October 11, 2017 is validated and not void as a stay violation.
2. The automatic stay is vacated to permit Christiana T C/F CE1/FirstTrust to file a tax foreclosure up to Final Judgement, but no Sheriff Sale shall be held without prior order from the United States Bankruptcy Court.
3. The Trustee agrees that no claim shall be made against Christiana T C/F CE1/FirstTrust for 506(c) expenses.

I/we consent to the form and entry of this Order.

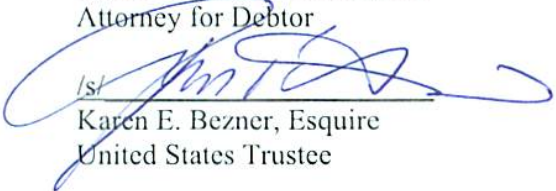
/s/ Adam D. Greenberg

Adam D. Greenberg, Esquire
Attorney for Creditor Christiana
T C/F CE1/FirstTrust

/s/

Ilissa Chrugin Hook, Esquire
Attorney for Debtor

/s/


Karen E. Bezner, Esquire
United States Trustee

END OF ORDER.

In re:
Mohammad Altaful Huq
Debtor

Case No. 17-27607-KCF
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Mar 12, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 14, 2021:

Recip ID	Recipient Name and Address
db	Mohammad Altaful Huq, 1039 Harmony Station Rd, Phillipsburg, NJ 08865-9580

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 14, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 12, 2021 at the address(es) listed below:

Name	Email Address
Adam D. Greenberg	on behalf of Creditor Christiana T C/F CE1/FirstTrust agreenberg@hglclaw.com btemple@hglclaw.com
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Ilissa Churgin Hook	on behalf of Debtor Mohammad Altaful Huq ihook@hookandfatovich.com fyablonsky@hookandfatovich.com
Karen E. Bezner	Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Karen E. Bezner	on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Kevin Gordon McDonald	on behalf of Creditor Toyota Motor Credit Corporation kmcdonald@blankrome.com bkgroup@kmlawgroup.com
Lauren Bielskie	on behalf of U.S. Trustee United States Trustee lauren.bielskie@usdoj.gov
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Mar 12, 2021

Form ID: pdf903

Total Noticed: 1

TOTAL: 8